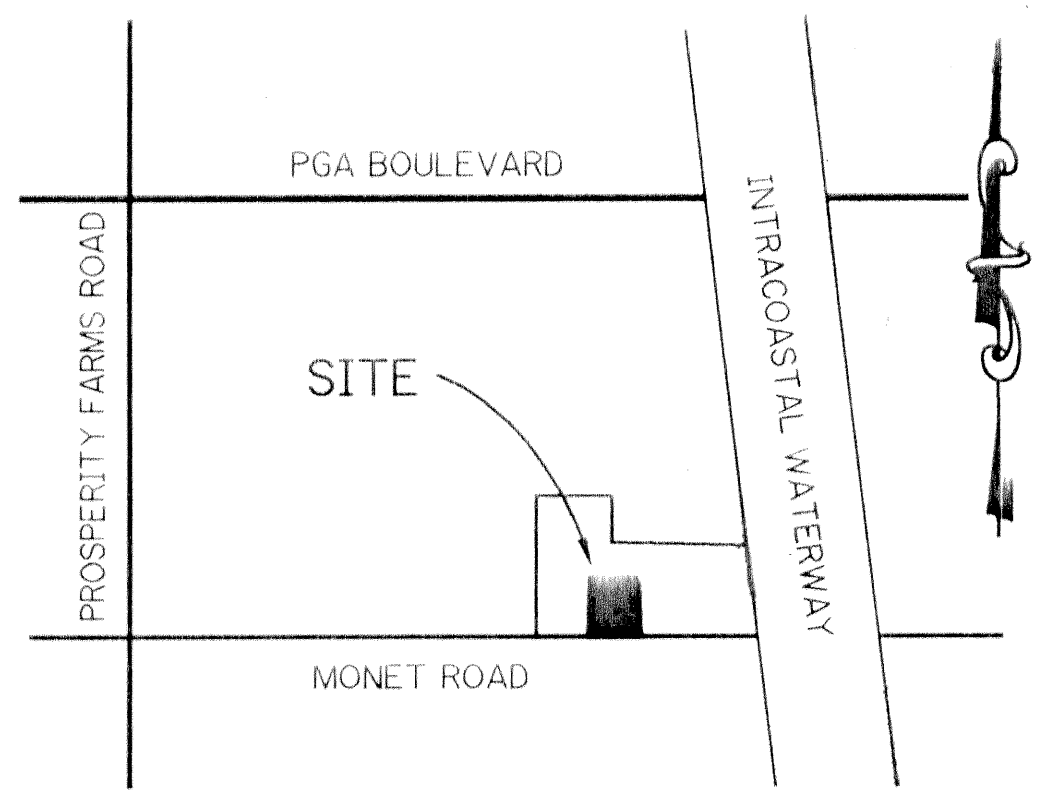


HARBOUR POINT TOWNHOMES

A REPLAT OF A PORTION OF TRACT 3 AND TRACT 4, HARBOUR POINT MARINA
 PLAT BOOK 73, PAGES 99 & 100, LYING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST
 VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2 AUGUST, 1995

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LOCATION MAP
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT REGENTS INVESTMENT AND DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACT 3 AND TRACT 4 OF HARBOUR POINT MARINA, PLAT BOOK 73, PAGES 99 AND 100, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 4, ACCORDING TO SAID PLAT OF HARBOUR POINT MARINA, AS RECORDED IN PLAT BOOK 73, PAGES 99 & 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°06'39" WEST, A DISTANCE OF 137.35 FEET; THENCE NORTH 01°55'44" EAST, A DISTANCE OF 116.50 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 72°25'13"; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 6.41 FEET; THENCE NORTH 71°29'59" WEST, A DISTANCE OF 51.57 FEET TO THE EAST LINE OF SAID TRACT 3; THENCE NORTH 01°55'44" EAST ALONG SAID TRACT 3 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 138.53 FEET; THENCE SOUTH 87°59'39" EAST, A DISTANCE OF 172.36 FEET; THENCE SOUTH 02°00'21" WEST, A DISTANCE OF 18.36 FEET; THENCE SOUTH 46°52'20" EAST A DISTANCE OF 24.13 FEET; THENCE SOUTH 89°47'28" EAST, A DISTANCE OF 17.66 FEET; THENCE SOUTH 00°12'32" WEST, A DISTANCE OF 214.80 FEET; THENCE SOUTH 89°47'28" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°12'32" WEST ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.136 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE INGRESS/EGRESS, OPEN SPACE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR PRIVATE ROAD, UTILITY, DRAINAGE, OPEN SPACE AND PARKING PURPOSES. THE MAINTENANCE OF THE INGRESS/EGRESS, OPEN SPACE TRACT AND ALL OTHER FACILITIES LOCATED WITHIN THE INGRESS/EGRESS, OPEN SPACE TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE HARBOUR POINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH. THE OWNERS OF THE LAND AS SHOWN HEREON, AND THEIR SUCCESSORS AND ASSIGNS RESERVE THE RIGHT TO RELOCATE ANY FACILITIES LOCATED WITHIN THE INGRESS/EGRESS, OPEN SPACE TRACT, WHILE PROVIDING CONTINUOUS SERVICE TO ALL PROPERTIES SERVED BY THE INGRESS/EGRESS, OPEN SPACE TRACT AND PROVIDING SATISFACTORY EASEMENTS TO ALL UTILITIES, ALSO BEING A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER INGRESS/EGRESS OPEN SPACE TRACT IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOUR POINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER INGRESS/EGRESS OPEN SPACE TRACT IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER OPEN SPACE TRACT.
- THE DOCKING TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR BOAT DOCKING PURPOSES WITHIN SUCH TRACTS TO THE OWNER OF THE LOT WITH THE CORRESPONDING LOT NUMBER. THE MAINTENANCE OBLIGATION OF ALL DOCKING FACILITIES, INCLUDING WITHOUT LIMITATION, DOCKS, SEAWALLS, CATWALKS AND PILING SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOT OWNER WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH OR THE OWNERS OF THE LAND AS SHOWN HEREON.
- THE RECREATION TRACT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR RECREATIONAL PURPOSES. THE MAINTENANCE OF ALL RECREATIONAL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF THE HARBOUR POINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF THE HARBOUR POINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
- THE WATER LINE EASEMENT AS SHOWN HEREON ARE HEREBY DESIGNATED AS W.L.E. IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.

IN WITNESS WHEREOF, REGENTS INVESTMENT AND DEVELOPMENT CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETOBY, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF November 1995, A.D.

REGENTS INVESTMENT AND DEVELOPMENT CORP.
A FLORIDA CORPORATION

BY: [Signature]
ITS VICE PRESIDENT & SECRETARY
JOHANNES E. J. RUMMENY

WITNESS: [Signature]
WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHANNES E. J. RUMMENY WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOW TO ME AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY OF REGENTS INVESTMENT AND DEVELOPMENT CORP., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF November 1995, A.D.

MY COMMISSION EXPIRES: NOV. 17, 1998
 OFFICIAL NOTARY SEAL
 WARREN E. AVIS, JR.
 NOTARY PUBLIC STATE OF FLORIDA
 COMMISSION NO. CC412569
 MY COMMISSION EXP. NOV. 17, 1998
 NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS OR DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE HARBOUR POINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION THEREON AS STATED HEREON, DATED THIS 2nd DAY OF November 1995, A.D.

WITNESS: [Signature] HARBOUR POINT TOWNHOMES ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
 WITNESS: [Signature] BY: [Signature] JOHANNES E. J. RUMMENY, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHANNES E. J. RUMMENY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOW TO ME AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HARBOUR POINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF November 1995, A.D.

MY COMMISSION EXPIRES: NOV. 17, 1998
 OFFICIAL NOTARY SEAL
 WARREN E. AVIS, JR.
 NOTARY PUBLIC STATE OF FLORIDA
 COMMISSION NO. CC412569
 MY COMMISSION EXP. NOV. 17, 1998
 NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WARREN E. AVIS, JR. OF AVIS & AVIS, P.A., AS A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO REGENTS INVESTMENT AND DEVELOPMENT CORP., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

BY: AVIS & AVIS, P.A.

BY: [Signature]
WARREN E. AVIS, JR.

VILLAGE APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA, BUT INFERS NO OBLIGATION ON THE PART OF THE MUNICIPALITY TO IMPROVE SUCH STREETS OTHER THAN PROVIDED UNDER EXISTING CHARTER, NOR TO INSTALL WATER MAINS, SANITARY SEWERS OR STORM DRAINAGE WITHIN THE BOUNDARIES OF THIS PLAT.

THIS 5th DAY OF December 1995.

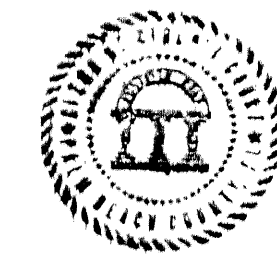
[Signature] CHAIRMAN, PLANNING COMMISSION
[Signature] VILLAGE ENGINEER
[Signature] DIRECTOR, PUBLIC SERVICES
[Signature] FIRE DEPARTMENT
[Signature] VILLAGE CLERK
[Signature] MAYOR, VILLAGE OF NORTH PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATE:

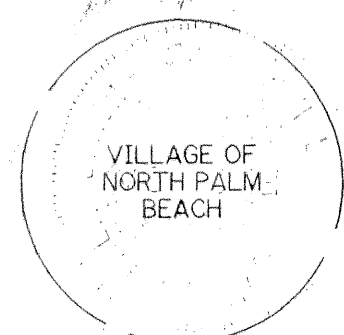
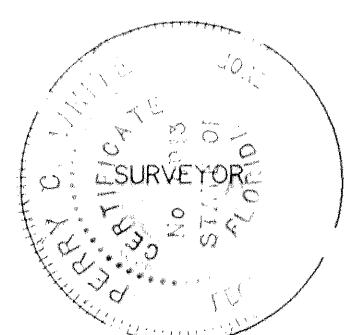
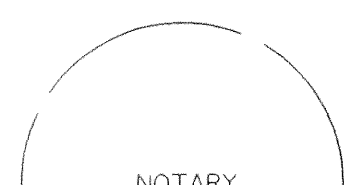
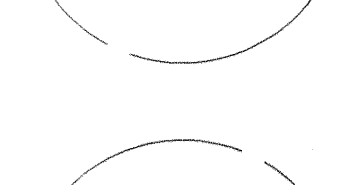
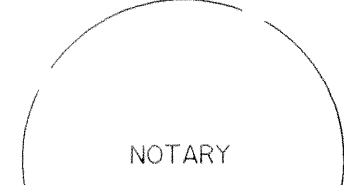
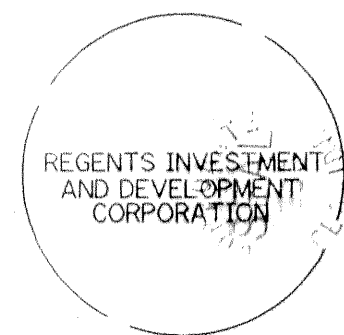
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA.

DATE: 11-15-95

[Signature]
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213 STATE OF FLORIDA



COUNTY OF PALM BEACH) ss
 STATE OF FLORIDA)
 This Plat was filed for record at 3:43 P.M.
 this 22 day of February 1996
 and duly recorded in Plat Book No. 76
 on page 158-159
 DOROTHY H. WILKEN, Clerk of Circuit Court
 by [Signature]



THIS INSTRUMENT PREPARED BY
 PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
 LAWSON, NOBLE AND ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 WEST PALM BEACH, FLORIDA

SUBDIVISION: HARBOUR POINT TOWNHOMES
 PLAT BOOK 73 PAGE 158 HOMES
 FLOOD ZONE B FLOOD MAP # 127 B
 QUAD # 73 ZONING
 SE ZIP CODE 33412
 PUD NAME Harbour Point Marina A